**TOWN OF NEWBURGH**

**ZONING BOARD OF APPEALS**

**308 GARDNERTOWN ROAD**

**NEWBURGH, NEW YORK 12550**

**DARRIN SCALZO, CHAIRPERSON Office: (845) 566-4901**

**ZONING BOARD OF APPEALS Fax: (845) 564-7802**

 **Email:** **zoningboard@townofnewburgh.org**

**AGENDA**

**THURSDAY, JUNE 28, 2018**

**PLEASE NOTE: THE ZONING BOARD MEETING WILL START AT 7:00 P.M. AND ALL APPLICANTS/REPRESENTATIVES ARE TO BE PRESENT AT THAT TIME. THE MEETING WILL BE HELD IN THE MEETING ROOM OF THE TOWN HALL, 1496 ROUTE 300 NEWBURGH NY.**

**APPLICANTS:**  **LOCATIONS:**

DARCI CONNELLY 2 LINDEN DRIVE, NBGH

 (90-3-5) R-1 ZONE

VARIANCE:

AREA VARIANCE FOR THE MAXIMUM TOTAL ALLOWED SQUARE FOOTAGE BY THE FORMULA (727.88) FOR ACCESSORY BUILDINGS TO BUILD A 24 X 24 ACCESSORY BUILDING TWO-CAR GARAGE (HAS THREE SHEDS BUILT WITHOUT PERMITS ON THE PREMISES).

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WENDY AFFRON KELLER 14 WINDING LANE, NBGH

 (80-2-10) R-1 ZONE

VARIANCE:

AREA VARIANCE FOR INCREASING THE DEGREE OF NON-CONFORMITY OF THE FRONT YARD SETBACK TO ENCLOSE THE EXISTING NON-CONFORMING OPEN FRONT PORCH AND BREEZEWAY TO CREATE HABITABLE SPACE ON THE PREMISES (CORNER LOT WINDING LANE AND SUNSET DRIVE).

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PAUL & LINDA GRAY 9 WESTWOOD DRIVE, NBGH

 (90-3-27) R-1 ZONE

VARIANCE (S):

AREA VARIANCES FOR THE MAXIMUM 10% COVERAGE OF REQUIRED YARD AND THE MAXIMUM ALLOWED SQUARE FOOTAGE (BY FORMULA - 527 SQ. FT.) OF ACCESSORY BUILDINGS TO BUILD AN ACCESSORY BUILDING (26 X 26 GARAGE) ON THE PREMISES.

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**HELD OPEN FROM MARCH 22, APRIL 26 & MAY 24, 2018 MEETINGS**

DANIEL & ELISSA DICKINSON SBL 6-1-12 (IN VICINITY OF NORTH FOSTERTOWN, REVERE ROAD, TARBEN WAY & STILLHOLLOW ROAD) A/R ZONE

VARIANCE:

AREA VARIANCE FROM THE REQUIREMENTS OF NEW YORK STATE TOWN LAW 280 - a - (1) ALLOWING A SINGLE FAMILY HOME TO BE CONSTRUCTED ON PROPERTY WHERE NO STREET OR HIGHWAY GIVING ACCESS TO THE PROPERTY HAS BEEN DULY PLACED ON THE OFFICIAL MAP OR PLANS AND WHERE SUCH ACCESS IS NOT ON AN EXISTING STATE, COUNTY OR TOWN HIGHWAY AND IS NOT A STREET SHOWN UPON A PLAT APPROVED BY THE PLANNING BOARD NOR IS IT A STREET ON A PLAT DULY FILED AND RECORDED IN THE OFFICE OF THE COUNTY CLERK PRIOR TO THE APPOINTMENT OF SUCH PLANNING BOARD AND (2) ROAD MUST BE SUITABLY IMPROVED TO THE SATISFACTION OF TOWN ROAD SPECIFICATIONS TO HAVE A BUILDING PERMIT ISSUED.

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**HELD OPEN FROM MAY 24, 2018 MEETING**

RE-HEARING OF FRANK DARRIGO 84 LAKESIDE ROAD, NBGH

 REVOCABLE TRUST (86-1-96) R-1 ZONE

VARIANCE:

RE-HEARING OF USE VARIANCE FOR 185-83 SOLAR FARMS SHALL BE LOCATED IN AN INDUSTRIAL DISTRICT (I ZONE) TO BUILD A SOLAR FARM IN A RESIDENTIAL-1 DISTRICT (R-1 ZONE).

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